

ENVIRONMENTAL REVIEW COMMITTEE REPORT

ERC MEETING DATE: May 24, 2010

Project Name: Milepost 109 Stabilization Project

Owner: King County (Olympic Pipe Line Easement); 500 4th Ave #500; Seattle, WA; 98104

Applicant: Ed Smith; Olympic Pipe Line Company; 2319 Lind Ave SW; Renton, WA; 98057

Contact: Brooke Ashbury; GeoEngineers; 600 Stewart St, Suite 1700; Seattle, WA; 98101

File Number: LUA10-029, ECF, CAR

Project Manager: Rocale Timmons, Associate Planner

Project Summary: The applicant is requesting Environmental 'SEPA' Review and a Critical Area Exemption in order to stabilize a recent landslide. The stabilization of the landslide would protect two Olympic Pipe Line Company petroleum product pipelines. The 12.21 acre subject site is located at 14645 SE Renton-Maple Valley Road and is zoned Resource Conservation (RC). The site is currently vacant and encumbered by steep slopes. The project would involve the construction of a rock buttress to stabilize the landslide, which occurred in January 2009. The applicant is proposing approximately 320 cubic yards of excavation and 780 cubic yards of fill. Access to the site would be gained through the Sunnydale Mobile Home Park. In coordination with the stabilization project the applicant is proposing vegetation maintenance within the mobile home park's stormwater pond. The project site is located within Erosion Hazard, Moderate Landslide and Zone 2 of the Aquifer Protection areas.

Project Location: Parcel #162305-9137

Site Area: 12.21 acres

STAFF RECOMMENDATION: Staff Recommends that the Environmental Review Committee issue a Determination of Non-Significance - Mitigated (DNS-M).



Project Location Map

PART ONE: PROJECT DESCRIPTION / BACKGROUND

The applicant requests Environmental (SEPA) Review and a Critical Area Exemption in order to stabilize a landslide, which occurred in January 2009. The stabilization project would protect two petroleum product pipelines. Olympic Pipe Line Company operates the 16 and 20-inch diameter pipelines. The pipelines are generally oriented north-south within a maintained easement which is vegetated with mowed grass. The pipeline easement extends through vacant, undeveloped King County property. A landslide was discovered along the west side of the cleared pipeline easement approximately 150 feet west of Laurel Dr and approximately 300 feet south of Hemlock Dr. There is currently a stormwater outfall pipe, which exits from a stormwater detention pond in the adjacent mobile home development, located approximately 150 feet upslope/east of the landslide. Based on erosion features upslope of the landslide and evidence of surface water flow across the pipeline easement, water levels may have overtopped the stormwater pond during severe storm events resulting in the stormwater flowing down the slope and into the slide area. In its current state, the slide is unstable with exposed soils susceptible to erosion. It is likely that slide movement will continue at the site during periods of heavy precipitation until the landslide is stabilized and drainage improvements are implemented. The headscarp is currently 6 feet away from the 20-inch pipeline. Therefore, the applicant is proposing to stabilize the landslide by constructing a rock buttress and site drainage improvements to protect the pipelines from future landslide activity.

The site contains steep slopes, a landslide hazard area, stream, wetland and is located within the Zone 2 of the Aquifer Protection Area. The steep slopes are immediately adjacent to the pipeline easement, where the landslide is located. The project would take place on the steep slopes and within the landslide hazard area. The non-fish bearing stream is located at the toe of the slope, approximately 80 feet below the landslide. The Geotech report provided by the applicant notes that the slide caused a blockage in the unnamed stream at least temporarily. The stream has since naturally cut its way through the landslide debris blockage. There is currently no blockage to the stream. However some work, including the installation of a rock-lined drainage swale and riprap outfall protection apron, will be constructed immediately adjacent to the stream at the bottom of the landslide hillslope. The wetland boundary was delineated by a GeoEngineers wetland biologist. The wetland is located approximately 210 feet north of the landslide area, and would not be affected by the proposed stabilization project. Therefore a wetland reconnaissance and mitigation report was not required.

The total volume of soils to be excavated is approximately 320 cubic yards. The total estimated volume of temporary and permanent fill material is approximately 780 cubic yards. No trees have fallen as a result of the landslide. No trees will be cut or removed from the site nor will there be any installation of job shacks, trailers, or other facilities as part of the project.

The stabilization project would be constructed using a trackhoe which would access the site via the easement extended from Laurel Dr just west of Union Ave NE. Construction is anticipated to commence in the summer of 2010 for a period of 4 weeks.

Staff received comments from the Muckleshoot Indian Tribe Fisheries Division regarding typing of the stream on-site, geotechnical impacts, and removal of trees (Exhibit 5). In addition comments were also received from the Spill Prevention, Preparedness and Response Program of the Department of Ecology with regard to hazardous materials within the pipelines and a contingency plan to protect the pipelines in case of additional earth movement during construction (Exhibit 6).

PART TWO: ENVIRONMENTAL REVIEW

In compliance with RCW 43.21C.240, the following environmental (SEPA) review addresses only those project impacts that are not adequately addressed under existing development standards and environmental regulations.

A. Environmental Threshold Recommendation

Based on analysis of probable impacts from the proposal, staff recommends that the Responsible Officials:
Issue a DNS-M with a 14-day Appeal Period.

B. Mitigation Measures

1. The project construction shall comply with the recommendations found in the geotechnical report prepared by GeoEngineers, dated May 26, 2010.
2. The applicant shall record drawings and a geotechnical special inspection report shall be provided to the City of Renton within 45 days of project completion.
3. Weekly reports on the status and condition of the erosion control plan with any recommendations of change or revision to maintenance schedules or installation shall be submitted by the project Engineer of record to the Public Works Inspector. Certification of the installation, maintenance and proper removal of the erosion control facilities is required prior to final inspection.
4. The applicant shall be required to cut the fallen tree out of the slide area and leave all of the remains near the stream as habitat features. The tree shall be relocated prior to final inspection of construction permits.

C. Exhibits

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|-----------|--|
| Exhibit 1 | Vicinity Map |
| Exhibit 2 | Site Plan |
| Exhibit 3 | Grading Plan |
| Exhibit 4 | Drainage Plan |
| Exhibit 5 | Muckleshoot Indian Tribe Fisheries Division Comments |
| Exhibit 6 | Department of Ecology Spill Prevention, Preparedness and Response Program Comments |

D. Environmental Impacts

The Proposal was circulated and reviewed by various City Departments and Divisions to determine whether the applicant has adequately identified and addressed environmental impacts anticipated to occur in conjunction with the proposed development. Staff reviewers have identified that the proposal is likely to have the following probable impacts:

1. Earth

Impacts: The proposed project site contains steep slopes, with slopes at approximately 70 percent and 90 percent slopes at the steepest. A Geotechnical Engineering Study and Design, prepared by GeoEngineers dated March 26, 2010, was submitted with the project application. The recommendations in the report are based on an examination of material. Soils at the site range from silty sand to high plasticity silts and clays. The proposal would require the improvement of the access road by placing an 8-12 inch layer of crushed gravel along the 12-foot wide access road to provide adequate support for the transport of the equipment and materials. The access route would require approximately 210 cubic yards of fill. The landslide stabilization design requires constructing a rock buttress for the landslide, which includes filling the toe and flanks of the landslide with large rip-rap. The rip-rap would be used to reshape the slope to a final inclination of no steeper than 1.5:1 (horizontal: vertical).

The stabilization would require approximately 500 cubic yards of fill. In order to stabilize the landslide, it will be necessary to excavate the disturbed soils within the landslide mass. It will also be necessary to excavate trenches and swale for the project. Approximately 320 cubic yards of soils will be excavated in order to complete the landslide stabilization.

The report includes design recommendations for landslide stabilization design, estimated volumes and project schedule. The applicant is proposing to comply with the recommendations found in the geotechnical

report prepared by GeoEngineers, dated May 26, 2010. In order to limit impacts to the project site and neighboring properties staff recommends, as a mitigation measure, that project construction comply with the recommendations found in the geotechnical report prepared by GeoEngineers, dated May 26, 2010. In addition staff recommends, as a mitigation measure, the applicant record drawings and a geotechnical special inspection report shall be provided to the City of Renton within 45 days of project completion.

While the proposal is to stabilize an existing landslide and it will be constructed in the dry season, temporary erosion could still occur. Temporary Erosion Controls are required to be installed and maintained per the 2009 King County Surface Water Design Manual and to the satisfaction of the representative of the Development Services Division for the duration of the project. In order to ensure erosion control methods are maintained throughout construction, staff recommends as a mitigation measure, weekly reports on the status and condition of the erosion control plan with any recommendations of change or revision to maintenance schedules or installation be submitted by the project Engineer of record to the Public Works Inspector. Certification of the installation, maintenance and proper removal of the erosion control facilities is required prior to final inspection.

Mitigation Measures:

1. The project construction shall comply with the recommendations found in the geotechnical report prepared by GeoEngineers, dated May 26, 2010.
2. The applicant shall record drawings and a geotechnical special inspection report shall be provided to the City of Renton within 45 days of project completion.
3. Weekly reports on the status and condition of the erosion control plan with any recommendations of change or revision to maintenance schedules or installation shall be submitted by the project Engineer of record to the Public Works Inspector. Certification of the installation, maintenance and proper removal of the erosion control facilities is required prior to final inspection.

Nexus: Grading, Excavation and Mining Regulations RMC 4-4-060; SEPA Environmental Regulations

2. Water

a. Wetland, Streams, Lakes

Impacts: An unnamed, non-fish bearing stream feature is located immediately west of the project. Channel width is approximately 2 feet wide with a width at the OHWM of up to 5 to 6 feet wide. The stream is listed as non-fish bearing by the Washington Department of Natural Resources and is not mapped by the City of Renton or the Washington Department of Fish and Wildlife. However, the Muckleshoot Indian Tribe Fisheries Division raised concerns regarding errors in the maps. Specifically, the typing of the stream as non-fish bearing. Therefore the applicant submitted a supplemental stream reconnaissance for the MP 109 landslide project area prepared by a fisheries biologist, of GeoEngineers, Inc., on May 20, 2010. The report notes there was no observation of a connection between the sediment pond and the Cedar River and that the water from the stream is captured in a pipe from the sediment pond and enters the Metro sewer system as a freshwater input. The biologist found the stream on site to be non-fish bearing which has no connection to other downstream habitat.

Additionally the Muckleshoot Indian Tribe Fisheries Division raised concerns regarding trees removed as part of the project. While there were no trees removed as part of the project, during the supplemental stream reconnaissance the biologist found one tree down during their site visit. In order to partially mitigate for temporal loss of future wood recruitment to the stream the fallen tree should be placed back into the stream. Staff recommends, as a mitigation measure, the applicant be required to cut the fallen tree out of the slide area and leave all of the remains near the stream as habitat features. The tree shall be relocated prior to final inspection of construction permits.

The subject site also contains a wetland. The wetland boundary was delineated by a GeoEngineers wetland biologist. The wetland is located approximately 210 feet north of the landslide area, and would not be

affected by the proposed stabilization project. Therefore a wetland reconnaissance and mitigation report was not required.

Mitigation Measures: The applicant shall be required to cut the fallen tree out of the slide area and leave all of the remains near the stream as habitat features. The tree shall be relocated prior to final inspection of construction permits.

Nexus: SEPA Regulations

b. Storm Water

Impacts: The property located to the east of the proposed project (Parcel #1623059002) is owned by the Sunnydale Mobile home community. Stormwater from the southern portion of the mobile home development generally flows into catch basin just west of a detention pond located on the southwest corner of the mobile home community parcel. A drainage evaluation was completed for the project prepared by as part of the Geological and Geotechnical Design Report prepared by GeoEngineers dated May 26, 2010. Surface water flow calculations for the landslide repair design were calculated following the 2009 King County Surface Water Design Manual (KCSWDM) and 100-year rainfall rates. Based on the calculations provided in the drainage narrative, proposed drainage improvements are adequate to accommodate the estimated flows and would have significantly more capacity than the anticipated runoff from the contributory area.

The proposed drainage improvements include an interceptor trench drain system, a perforated pipe installed at the toe of the buttress, and a rock lined swale extending from the toe of the buttress to the bottom of the slope which would drain water from the landslide repair area to a stable area at the bottom of the slope. The water would then discharge into the unnamed stream.

The applicant is proposing to comply with the recommendations found in the drainage evaluation portion of the Geological and Geotechnical Design Report prepared by GeoEngineers dated May 26, 2010. The drainage evaluation is acceptable as a preliminary design.

Mitigation Measures: No further mitigation needed

Nexus: Not applicable

3. Environmental Health

a. Environmental Health Hazards

Impacts: Comments were also received from the Spill Prevention, Preparedness and Response Program of the Department of Ecology with regard to hazardous materials within the pipelines and a contingency plan to protect the pipelines in case of additional earth movement during construction (Exhibit 7). The applicant is proposing to have on site a Spill Response Kit during construction of the rock buttress. Appropriate spill containment materials and secondary containment measures will be available at the project site at all times.

Based on geotechnical evaluations completed at the site by GeoEngineers, Inc there is no anticipation of disturbance to the pipelines during construction. The pipelines are situated in a level, stable area that is not susceptible to landslide movement, particularly during the dry summer months, when the work is scheduled to occur. There will be no excavation immediately adjacent to the pipelines. Therefore, no undermining or disturbance of the pipelines will occur during construction of the landslide stabilization.

In addition, the applicant intends on implementing measures to minimize environmental impacts and slope impacts during construction within the project plans. The use of smaller track hoes and placement of crushed rock over geotextile fabric over access and staging areas will reduce erosion and distribute loads over the ground surface and pipelines.

Mitigation Measures: No further mitigation needed

Nexus: Not applicable

E. Comments of Reviewing Departments

The proposal has been circulated to City Department and Division Reviewers. Where applicable, their comments have been incorporated into the text of this report and/or "Advisory Notes to Applicant."

- ✓ **Copies of all Review Comments are contained in the Official File and may be attached to this report.**

Environmental Determination Appeal Process: Appeals of the environmental determination must be filed in writing on or before 5:00 PM, June 11, 2010.

Renton Municipal Code Section 4-8-110.B governs appeals to the Hearing Examiner. Appeals must be filed in writing at the City Clerk's office along with the required fee. Additional information regarding the appeal process may be obtained from the City Clerk's Office, Renton City Hall - 7th Floor, 1055 S. Grady Way, Renton WA 98057.

ADVISORY NOTES TO APPLICANT

The following notes are supplemental information provided in conjunction with the administrative land use action. Because these notes are provided as information only, they are not subject to the appeal process for the land use actions.

Planning:

1. RMC section 4-4-030.C.2 limits haul hours between 8:30 a.m. to 3:30 p.m., Monday through Friday unless otherwise approved by the Development Services Division.

Water:

1. There is an existing 12-inch diameter water main in the access road from Laurel Drive towards the south in the near vicinity of the storm line from the drainage pond.
2. Locate and protection of existing facilities is required.

Sanitary Sewer:

1. Served by City of Renton Wastewater Utility.
2. An existing City of Renton 10-inch diameter sanitary sewer and manhole are located in the southeast corner of the property. There is also an existing private system within the easterly property.
3. Locates and protection of existing facilities is required for all work in the vicinity.

Surface Water:

1. The site is located in the Cedar River drainage system.
2. A preliminary drainage report has been included in the detailed geotechnical report and is acceptable as a preliminary design.
3. The Surface Water SDC fee is \$0.405 per square foot of new impervious area but not less than \$1,012. This fee is collected at the time a construction or utility permit is issued, prior or concurrent to the issuance of the building permit. The fee will be determined based on final plans.

Transportation:

1. The site is located off of Laurel Drive in a private residential subdivision and a gravel maintenance road.
2. A final haul route and traffic control plan for any work within a right-of-way is required.

Miscellaneous:

1. Construction plan indicating haul route and hours, construction hours and a traffic control plan shall be submitted for approval prior to any permit being issued.
2. Separate permits and fees for side sewer, domestic water meter, landscape irrigation meter, and any backflow devices will be required.
3. All plans shall conform to the Renton Drafting Standards.
4. A construction permit is required for any utility work. When plans are complete, three copies of the drawings, two copies of the drainage report, a construction estimate, application, and an appropriate fee shall be submitted to the City Hall sixth floor counter.

E5 - 09 T23N R5E E 1/2

F5 - 16 T23N R5E W 1/2

F6 - 15 T23N R5E W 1/2

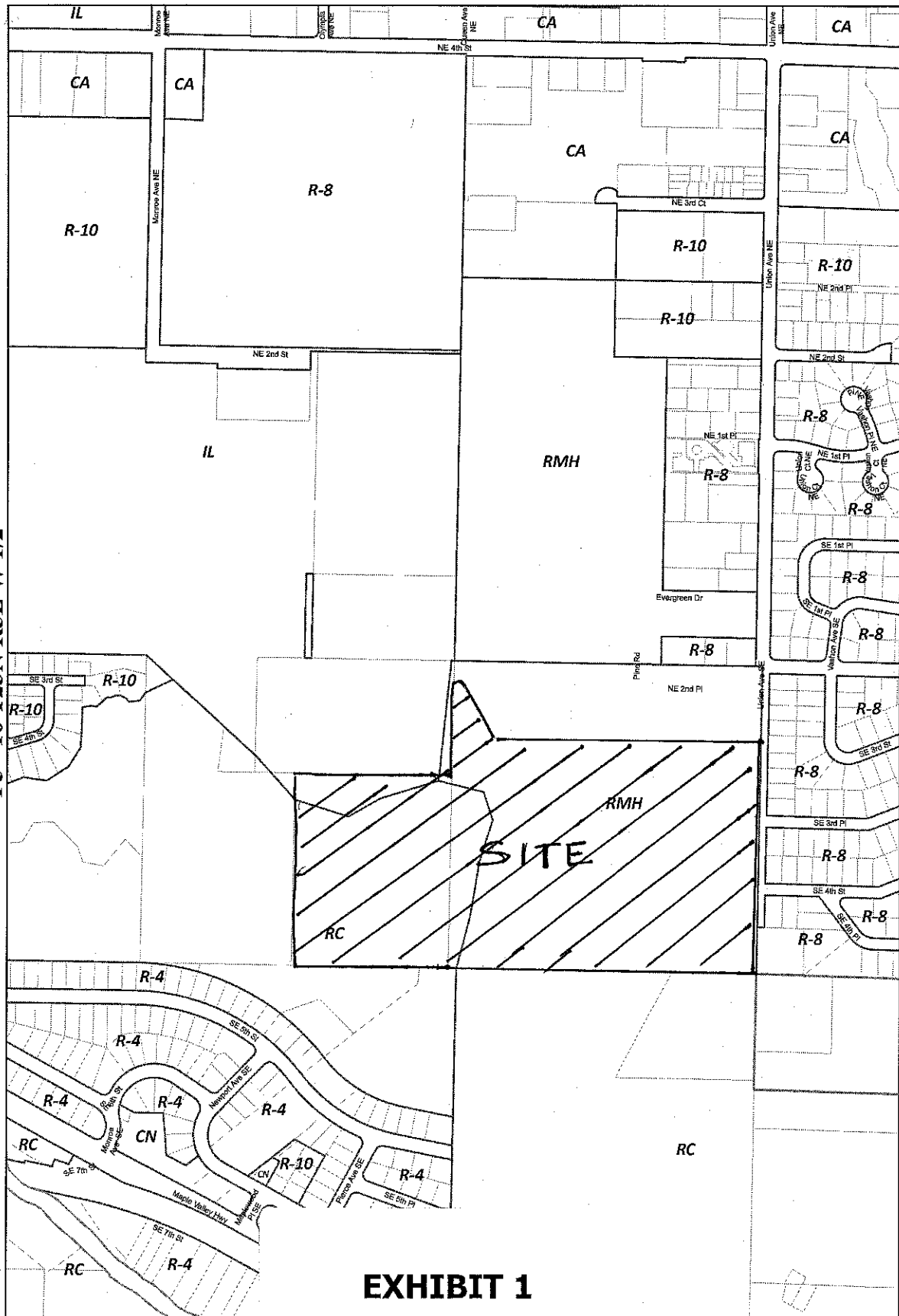
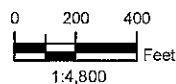
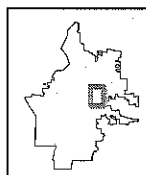


EXHIBIT 1

ZONING MAP BOOK
PW TECHNICAL SERVICES
PRINTED ON 11/13/09

This document is a graphic representation, not
guaranteed to survey accuracy, and is based on
the best information available as of the date shown.
This map is intended for City display purposes only.



F5

16 T23N R5E E 1/2

Rocale Timmons

From: Karen Walter [KWalter@muckleshoot.nsn.us]
Sent: Friday, May 14, 2010 11:44 AM
To: Rocale Timmons
Cc: Larry.Fisher@dfw.wa.gov
Subject: Milepost 109 Stabilization Project (Olympic Pipeline) LUA10-029, Notice of Application and Proposed Determination of Non-Significance
Attachments: water typing map for Olympic pipeline stabilization project.pdf

Rocale,

The email below is in response to the Milepost 109 Stabilization Project proposed by the Olympic Pipeline, project # LUA-10-029, ECF, CAR, Notice of Application and Determination of Non-Significance.

My apologies for not making this clear.

Thank you,
Karen Walter
MITFD

From: Karen Walter
Sent: Friday, May 14, 2010 11:36 AM
To: 'Rocale Timmons'
Cc: Larry.Fisher@dfw.wa.gov
Subject: RE: Geotech Report

Rocale,

Thank you for sending the construction report and the geotech report for the above referenced project. We have reviewed these materials and offer the following comments in the interest of protecting and restoring the Tribe's treaty protected fisheries resources.

1. Water typing of the unnamed stream at bottom of slope

We are concerned that the water typing, non fish bearing, is incorrect for the stream at the bottom of the slope that will be affected by this project. Per the environmental checklist, the applicant notes that the unnamed stream has a channel width of 5-6 feet wide and a channel gradient of approximately 20%. The Geotech Report for the project indicates that the authors reviewed Washington Department of Natural Resources Maps as one source to determine water typing. We have reviewed the map for this area (See attached) and does not show the stream on site. The map does show a stream system with Type F and N waters. One has to be careful when using WDNR water typing maps in urban environments as they have often not been verified for accuracy as the lands in these areas are not managed for long term forestry, thus limiting WDNR jurisdiction. Furthermore, we reviewed the City of Renton's website map for water typing at <http://rentonwa.gov/business/default.aspx?id=2764>. The water typing map on this website (shown as dated 2005 and draft) does not show a stream in this locale. If the City has a more recent map of water typing within the city, we would appreciate a copy.

Regardless of existing mapping errors, there is a stream on the project site. Based on the physical criteria report in the checklist and assuming that there is no natural fish barrier downstream, this unnamed tributary to the Cedar River would likely be presumed to be fish-bearing based on WAC 222-16-031(3) from the Forest Practices Act for water typing purposes. The City should treat this stream as a presumed fish bearing stream unless there is demonstrated physical data to show there is a downstream natural fish barrier or the stream does not meet the physical criteria for presumed fish bearing streams in WAC 222-16-031(3). A qualified fisheries biologist with experience in water typing under WAC 222-16-031(3) should make this determination if there is any question.

2. Project Impacts

The Geotech report notes that the slide caused a blockage in the unnamed stream at least temporarily. Additional information is needed to determine if this blockage still exists. If so, we recommend that the landslide material be modified, ideally using hand equipment, to eliminate the blockage for fish passage, assuming the stream is fish-bearing.

Neither the checklist nor the Geotech report discussed any fallen trees that may have occurred as a result of the landslide. If there were any trees that fell in the course of the landslide, they should remain on site and not be removed during the landslide debris removal.

The checklist indicates only 300 square feet of grass will be replaced with rock for the proposed trench drains. The project proposes to construct a rock lined swale with riprap outlet down the slope and adjacent to the unnamed stream. From aerial photographs of the site, it appears that this area is forested and trees will need to be removed to conduct this work. If so, the removal of any tree at least 4 inches in diameter and within 200 feet of the unnamed stream should be considered an impact that requires mitigation. Recommended mitigation measures are discussed below.

The Geotech report also indicates that the cause of the landslide appears to be due to the existing detention pond to the east overtopping. There is no discussion in the materials that we reviewed about modifying this pond to avoid this potential impact in the future. If the pond could overtop in the future, then it should be modified to avoid additional landslides in the future and the subsequent repair that can adversely affect streams, wetlands, and their buffers. If additional drainage management is needed to avoid future landslides as discussed in the Geotech report, then, the project should be revised to increase the detention pond and consider other piping options to route water to the existing 20 inch HDPE pipe that the city installed in 2002. This alternative would have less impact as it would not result in a permanent impact to the hillslope and riparian area where the new rock lined swale downstream of the proposed rock buttress.

3. Mitigation

As noted above, a portion of the proposed rock lined swale and energy dissipater will be within the riparian buffer of the unnamed stream. If trees at least 4 inches in diameter and within 200 feet of the stream are removed for this project, then this impact will require mitigation. We recommend that the removed trees be placed back into the stream to partially mitigate for the temporal loss of future wood recruitment to the stream that could otherwise occur if the trees were not removed. We also recommend that trees be planted to mitigate for the permanent loss of tree removal due to the swale and dissipater. Trees may also need to be planted to mitigate for portions of the rock buttress, if it is within 200 feet of the stream. The only areas that grass seed should be used instead of planting native trees and shrubs are those temporary disturbed areas within the applicant's utility corridor. Otherwise, trees and shrubs should be planted, not grass.

We appreciate the opportunity to review and comment on this proposal. Please let me know if you have any questions.

Thank you,
Karen Walter
Watersheds and Land Use Team Leader

*Muckleshoot Indian Tribe Fisheries Division
39015 172nd Ave SE
Auburn, WA 98092
253-876-3116*

-----Original Message-----

From: Rocale Timmons [mailto:RTimmons@Rentonwa.gov]
Sent: Thursday, May 13, 2010 4:55 PM
To: Karen Walter
Subject: Geotech Report

Attached you will find the geotech report.

Rocale T.

-----Original Message-----

From: pdecopy.rentonwa.gov
Sent: Thursday, May 13, 2010 4:56 PM
To: Rocale Timmons
Subject: Message from "EconDevelopment"

This E-mail was sent from "EconDevelopment" (Aficio MP 6001).

Scan Date: 05.13.2010 16:55:44 (-0700)
Queries to: pdecopy.rentonwa.gov

Rocale Timmons

From: Kilpatrick, Gaylee (ECY) [gkil461@ECY.WA.GOV]
Sent: Monday, May 17, 2010 1:37 PM
To: Rocale Timmons
Cc: Gustaf, Kelli (ECY); Paulsen, Ryan (ECY)
Subject: Comment on Olympic Pipeline MP 109 Landslide Stabilization Project, Land Use Number LUA10-029, ECF, CAR

On the behalf of the Department of Ecology, I have the following comment on the abovementioned project:

Under #7, Environmental Health, is it really ok to say that a project in the vicinity of two hazardous materials pipelines has "no environmental health hazards, exposure to toxic chemicals or risk of explosion"? What if the slope gives way during the construction and results in a rupture of one or both of the pipes? The project map doesn't show the proximity of the slope stabilization to the pipes. The narrative says "the headscarp of the slide is 6 feet from the 20 inch diam. pipe". The checklist should include a cross section of the slide and it's position relative to the pipes. The proponent should have a contingency plan to protect the pipelines in case of additional earth movement during construction, or address why it isn't necessary.

GayLee Kilpatrick
Facility Oil Spill Prevention
Spill Prevention, Preparedness and Response Program
Department of Ecology
Phone: 360-407-7562
Fax: 360-407-7288
gaylee.kilpatrick@ecy.wa.gov

EXHIBIT 6